

Licence number: 037

SCARBOROUGH BOROUGH COUNCIL**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960****CARAVAN SITE LICENCE**

The SCARBOROUGH BOROUGH COUNCIL (hereinafter called "the Council") under and for the purpose of Part 1 of the Caravan Sites and Control of Development Act 1960 hereby licenses Mrs Lillias Anne Dixon, of Brook House, Saltwick, Whitby, YO22 4JY (hereinafter referred to as "the Licensee") being the occupier of the land situated at Haggit Howe Farm, Saltwick, Whitby, YO22 4JX defined edged red on the plan attached to this licence and known as Haggit Howe Caravan Site (hereinafter referred to as "the Caravan Site") to be used as a Caravan Site as defined in the said Act subject to the following conditions.

LICENCE CONDITIONS FOR STATIC CARAVAN AREA**1. Period of Use**

No static caravan on the Caravan Site shall be used for human habitation other than during the period of the 1 March – 31 October in any one year.

2. Number of Caravans

Not more than SIX (6) static holiday caravans shall be stationed on the Caravan Site at any one time.

3. Type and Condition of Caravans

The only caravans to be stationed on the Caravan Site shall be purpose-built trailer or self-propelled caravans not converted from a motor vehicle or structure originally designed for some other purpose. The Licensee shall ensure that each caravan on the Caravan Site is maintained in a clean condition and in a good state of repair and decoration.

4. Density

The gross density shall not exceed (60) caravans to a hectare of the useable land upon the site.

5. Roads and Footpaths

The Licensee shall provide and maintain in good repair roads having a hard and well-maintained surface so that no caravan or toilet block is more than 45 metres from a road. Each toilet block shall be connected to a road by a footpath with a hard surface maintained in good repair. Roads shall be not less than 4 metres wide or, if they form part of a one-way system, 2.75 metres wide. Footpaths shall be not less than 0.75 metres wide.

6. Hardstandings

Every caravan shall stand on a hardstanding of impervious material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre outwards from each entrance to the caravan unless the caravans are removed from the caravan site during the period in which the site may not be used as a Caravan Site under Condition No. 1 of this Licence.

7. Liquefied Petroleum Gas

LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate (see Guidance Note attached). The Gas Safety (Installation and Use) Regulations 1994 also apply to LPG storage supplied from tanks.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas Mains Supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit where there is only the minimum separation distance between the units.

LPG installations should conform to British Standard 5482 "Code of Practice for Domestic Butane and Propane Gas Burning Installations, Part 2 : 1977 Installations in Caravans and Non-permanent Dwellings".

For main gas supply, the 1998 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

8. Electrical Installation

The Licensee shall provide an electricity supply sufficient in all respects to meet all reasonable demands of the electrical installations on the site.

Such electrical installations other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, SI 1988 No. 1057.

The Licensee shall ensure that such electrical installation is inspected not less than once in every 12 months (in the case of underground installations 3 years) by a person who shall be one of the following:-

A professionally qualified electrical engineer;

A member of the Electrical Contractors' Association;

A member of the Electrical Contractors' Association of Scotland;

A certificate holder of the National Inspection Council for Electrical Installation Contracting; or

A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

The frequency of inspection specified above may be reduced to such longer period as may be recommended by one of the foregoing persons.

The Licensee shall make arrangements to obtain from such person within 1 month of such an inspection an inspection certificate in the form prescribed in the IEE Wiring Regulations to be retained by the site operator and displayed with the site Licence. The cost of the inspection and report shall be met by the site operator. If inspection reveals that an installation no longer complies with the latest version of the IEE Wiring Regulations then all deficiencies shall be rectified.

9. Water Supply

The Licensee shall provide a water supply of adequate quantity and quality complying with British Standard Code of Practice CP 310 (1952) at water standpipes so that no caravan is situated more than 54 metres from a water standpipe. A trapped gully draining to an adequate drainage system or soakway shall be provided at each water standpipe.

10. Drainage and Sewage Disposal

The Licensee shall:-

- (i) Make satisfactory provision for foul drainage either by connection to a public sewer or by discharge to a properly constructed septic tank, cess pool or other adequate sewage treatment system; and
- (ii) Provide properly designed disposal points for the contents of chemical closets with an adequate supply of water for cleaning containers; and
- (iii) Provide waste water disposal points separate from but adjacent to water standpipes so that no caravan is sited more than 54 metres from a waste water disposal point.
- (iv) Adequate surface water drainage for carriage-ways, footpaths, paved areas and for the site generally shall be provided to the satisfaction of the Council.

11. Sanitary and Washing Facilities

The Licensee shall provide and maintain in positions to be approved by the Council for the purposes of this Licence toilet blocks providing the following accommodation:-

For Males - 1 W.C. and 1 urinal and 1 wash basin per 15 caravans;

For Females - 2 W.C.s and 1 wash basin per 15 caravans;

1 shower or bath for each sex per 20 caravans

Toilet blocks shall be provided with adequate water supplies and wash basins, and baths / showers with a constant supply of hot and cold water or hot water at a suitably controlled temperature.

Toilet blocks shall be so sited and provided that no caravan is more than 95 metres from a toilet block.

12. Individually Serviced Caravans

Where every caravan on the Caravan Site is provided with:-

- (i) A water supply of adequate quantity and quality complying with British Standard Code of Practice CP310 (1952);
- (ii) A wash basin, sink and fixed bath or shower each provided with a constant supply of hot and cold water or hot water at a suitably controlled temperature;
- (iii) A water closet; and
- (iv) Adequate provision, to the satisfaction of the Council, for foul drainage and the disposal of waste water;

then the undermentioned requirements of the conditions attached to this Licence shall not apply:-

- (a) In Condition No. 9, the requirement for water standpipes other than standpipes providing water for fire fighting purposes.
- (b) In Condition No. 10, the requirement for disposal points for chemical closets and waste water.
- (c) Condition No. 11 requiring the provision of communal sanitary and washing facilities.
- (d) Condition No. 13 requiring the provision of communal laundry facilities.

Where some of the caravans on the Caravan Site are not provided with all the facilities listed at (i), (ii), (iii) and (iv) above, then the requirements for communal facilities detailed at (a), (b), (c) and (d) above shall apply pro rata to the total number of such caravans on the Caravan Site.

13. Laundry Facilities

The Licensee shall provide laundry facilities in a separate room on the scale of not less than 1 deep sink with running hot and cold water per 30 caravans.

14. Refuse Storage and Disposal

The Licensee shall provide suitable and sufficient refuse bins and arrangements shall be made for the bins to be emptied regularly. Where the Borough Council undertakes collection of refuse arising at the Caravan Site, the Licensee shall be responsible for bringing all receptacles to a central point on the Caravan Site for emptying by the Council at such times as the Council collect refuse from the Caravan Site and, where a bulk refuse container is provided by the Council at the Caravan Site, for emptying the receptacles into the bulk refuse container.

15. Car Parking etc.

The Licensee shall provide suitable surfaced parking places with space for at least one car for every three caravans. Where the site layout permits, the Licensee may allow parking of vehicles next to caravans. Any door to a caravan or ancillary structure shall not be obstructed by any vehicle so parked.

16. Recreation Space

Space equivalent to one-tenth of the total area of the Caravan Site shall be allocated for children's games and other recreational purposes, in a position or positions to be approved by the Council for the purposes of this Licence.

17. Site to be kept Clean and Tidy and Grass Cut

The Licensee shall see that all roads, footpaths, hardstandings, toilet blocks, laundries, cisterns, basins, sinks, gullies and drains are kept clean and in good order. The Licensee shall keep all parts of the Caravan Site and any hedges, ditches and shrubberies thereon or abutting thereon in a clean and tidy condition and free from foul water and any offensive matter and waste or unwanted materials. The Licensee shall keep all grassed areas of the Caravan Site adequately cut and in a neat and tidy condition. The Licensee shall ensure that spaces under the caravans are kept clean and unobstructed and that all parts of the Caravan Site are kept in such condition as not to harbour refuse or vermin.

18. Use only for Caravans or Specified Purposes

The Licensee shall not:-

- (i) use or allow the Caravan Site to be used for any purpose other than the stationing or storage of caravans except that the land may be used for the grazing of sheep or cattle when none of the caravans on the Caravan Site is used for human habitation.
- (ii) place or erect any structure or building or permit any structure or building to be placed or erected on the Caravan Site (other than a caravan) without the consent of the Council for the purposes of this condition

(whether or not such building is approved by the Council under Building Regulations or any other statutory authority).

19. Landscaping

The Licensee shall, where required by the Council, carry out and maintain landscaping works in accordance with a scheme to be approved by the Council for the purposes of this Licence.

20. Good Conduct and Supervision

The Licensee shall make and maintain adequate arrangements for the supervision of the Caravan Site so as to ensure observance of these conditions and the good conduct of the Caravan Site.

21. Telephones

An immediately accessible telephone should be available on the site for calling the emergency services, at all times. A notice by the telephone should include the address of the site.

22. Notices

A copy of this Licence shall be displayed on the Caravan Site in some conspicuous place at all times when the caravans are stationed on the Caravan Site for purposes of human habitation.

Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices should also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Dated: 3 July 2013

Signed.....

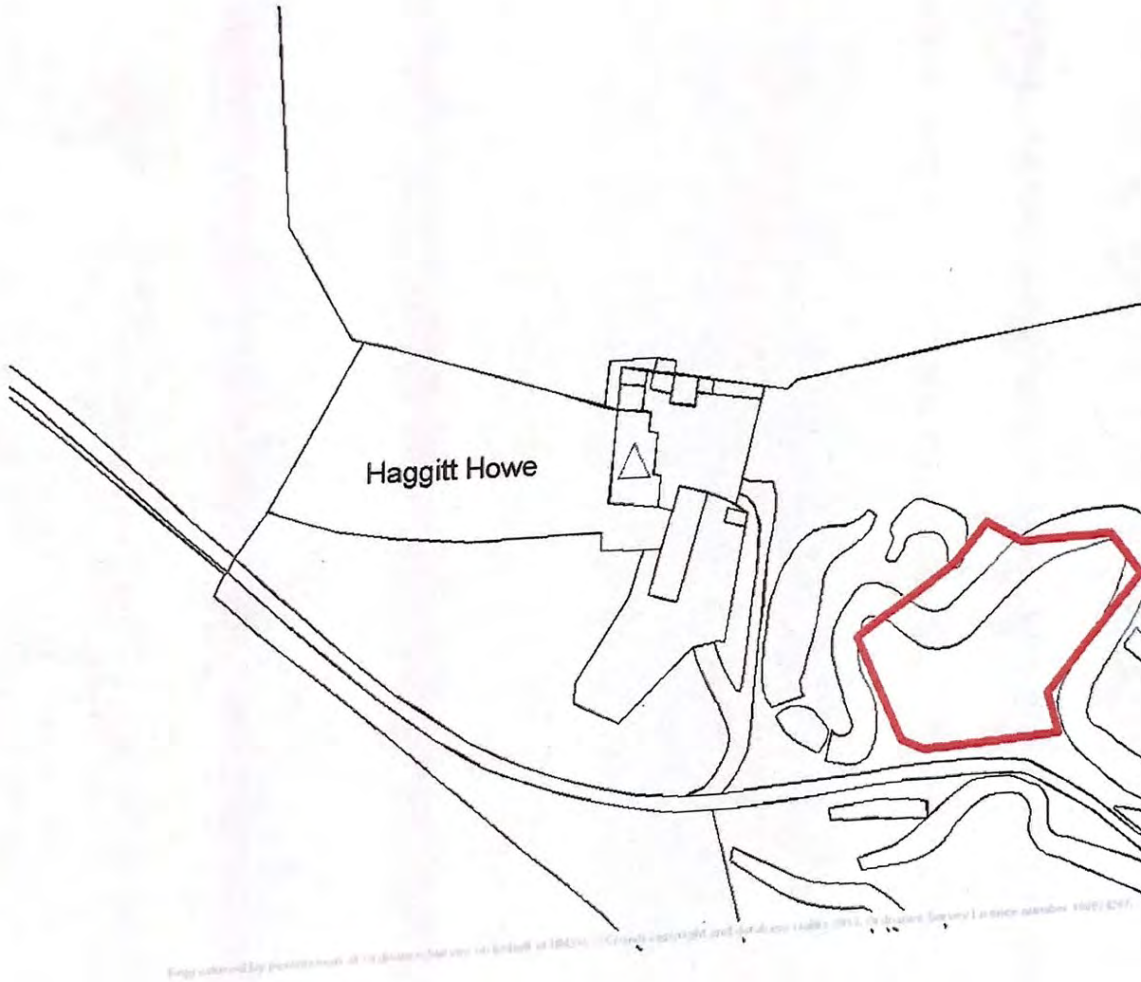
Head of Environmental Services
(Authorised Officer)

Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

SCARBOROUGH BOROUGH COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

This plan is that attached to Caravan Site Licence Number 037 in respect of land situated at **Haggitt How Farm, Saltwick, Whitby**; and known as **Haggitt Howe Caravan Site**. The red line represents the site boundary.



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY
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Photograph of Haggit Howe with Queen Mary 1 Ship 21 10 2009

NYMNP

10/05/2023



NYMNPA

10/05/2023

Date 21 Oct 09
Tesco OPC, 2543943502, TE042110902_00006.JPG

Photograph of Haggit Howe 2016

NYMNPA

10/05/2023



NYMNP

10/05/2023





Scarborough Borough Council

P.O. Box 147, Town Hall, St. Nicholas Street, Scarborough, YO11 2ZG
Tel: (01723) 232323 Fax: 08701 911321 Local Taxation Direct Line: (01723) 232378

Account Reference

1009098527

NATIONAL NON DOMESTIC RATE BILL 2017/18

Date of Issue 06-MAR-2017

Reason For Bill : Annual

MR BC DIXON
BROOKE HOUSE
SALTWICK BAY
WHITBY
YO22 4JX



98261751070010090985276

Rateable Value	Rate Poundage	Annual Charge
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HAGGIT HOWE FARM CARAVAN SITE	2800	0.4660	1304.80
SALTWICK BAY		0.4790	1341.20
WHITBY			
NORTH YORKSHIRE			
YO22 4JX			

Address of Property

Parish: 330
Description: CARAVAN PARK & PREMISES
Rateable Value: 2800
Property Reference: 133064450510

Charge For Period	R V	2800	01-APR-2017	31-MAR-2018	1304.80
Transitional Relief For Period			01-APR-2017	31-MAR-2018	-138.48

NYMNPA

10/05/2023

1166.32

First instalment due on 01-APR-2017

1 X 1166.32

INSTALMENTS TO BE PAID BY:CASH PAYMENTS ANNUALLY

CHOOSE DIRECT DEBIT TO PAY YOUR BUSINESS RATES - COMPLETE MANDATE OVERLEAF.

This service will be unavailable from 4.30pm to 8.30pm on Thursday 27 October while we carry out some essential maintenance. We apologise for any inconvenience this may cause you.

BETA This is a new service – your [feedback](#) will help us to improve it.

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Property

**Haggit Howe Farm Caravan Site,
Saltwick Bay, Whitby, North Yorkshire,
YO22 4JX**

NYMNPA

10/05/2023

Valuation

[Help with previous valuation](#)

Valuation

Previous rateable value (1 April 2010 to 18 May 2017)

£2,250

This is not the amount paid. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

NYMNPA

10/05/2023

67 Love Lane
Whitby, Yorkshire
YO21 3LQ

7th December 2021

To whom it may concern

I understand that you wish confirmation of the fact that caravans were sited at Saltwick in the quarry over a period of years.

I am a member of the Stevenson family who lived at Brook House Farm, Saltwick, over a period of two centuries. I lived there until my mid-thirties after which I visited my family on a weekly, if not daily, basis. I can therefore confirm that caravans were situated at the said site since at least the 1960s.

Should you wish any further information I would be pleased to assist in the matter.

Yours faithfully

D.J. Stevenson

NYMNP

10/05/2023

2, HILGATE HOUSE

HAWKESBURY, VICTORIA

4022 HJY

16/10/2022.

To Whom it May Concern.

Reference 'Haggitt Hare' Caravans.

I have resided at the above address for 26 years. Able to view the vans ~~onsite~~ on the site in question, until their recent removal.

Photo was taken around 2008. May be a little earlier.

To the best of my knowledge,

Yours Truly.



NYMNPA

10/05/2023

Mr David Trotter
Highgate Cottage
Highgate Howe
Hawsker

11/10/2022.

Whitby
York 4 July.

To whom it may concern

I David Trotter have been a neighbour of
Haggitt Howe quarry for more than eighty years.

I can remember the caravans being first sited
in the quarry at Haggitt Howe in the late
1940's - early 1950's. They occupied the quarry
continually till 2016

The owner of Haggitt Howe Mrs Ann Dison became
ill and passed away.

It was always a very popular site and well
used, I would like to see it reinstated

Yours faithfully



NYMNP

10/05/2023

[REDACTED]

Mon 13/12/2021 12:32

To: You

My name is David Anthony Robinson.

My address is

Conundrum Farmhouse

Halidon Hill

Berwick upon Tweed

Northumberland

TD15 1UT

[REDACTED]

The images I have attached are exactly as I remember them.

For information, I was born 20th August 1954 and my Sister was born 15th February 1957.

Both are in keeping with the images of us.





NYMNPA

10/05/2023

Malcolm Atkinson
35 The Avenue
Castle Park
Whitby
North Yorkshire
YO21 3NH
Tel 01947 601237

To whom it may concern,

With regards to Haggit Howe Caravan Site at Brook House Farm, Saltwick, I am writing to confirm that there have been caravans on the site stretching back many years. I worked at Brook House for Mrs & Mrs Dixon the previous owners from March 1977 to July 2020. I don't know when the site was established but it had obviously been there for many decades and was very much part of the fixtures and fittings of the farm. Being situated in an old quarry the surrounding landscape provides natural screening meaning the site is not clearly visible from the surrounding area. There were six static caravan's on the site all privately owned and most were passed down from one generation to the next making it a small community. The six caravans can clearly be seen on the aerial photo which was taken around 2010/2011.

Mrs Dixon carried on running the farm and caravan site after Mr Dixon sadly passed away in 2009 despite not being in the best of health herself. In 2016 for her own reasons she made the decision to close the site.

After her death in December 2017 the farm continued in the hands of the executors until it was eventually sold in July 2020.

I understand the new owners wish to

reopen the site. I can confirm there are two septic tanks and a water supply on the site which were left in place at the time just for this reason and could easily be reconnected. I hope this letter will help towards the planning process so the site can be restored to how it has always been.

Yours faithfully



NYMNPA

10/05/2023

Garden House
New Gardens
Green Lane
Whitby
YO22 4JP

6th January 2022

To whom it may concern

Caravans sited in Quarry Area at Haggit Howe, Saltwick.

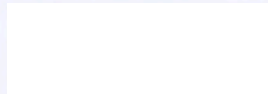
I can confirm that caravans have been sited at Haggit Howe, Saltwick for as long as I can remember.

I was born in the 30's, on a neighbouring farm where I still live, and have known all the families who have lived in the local area over the years.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Mrs Ada Roe



NYMNPA

10/05/2023

Rose Cottage
Highgate Howe
Whitby
YO22 4JY

14th October 2022

To Whom It May Concern

I, Lisa Trotter, can confirm I have been a neighbour of Haggitt Howe Caravan Site since the age of 5 and I am in my fifties now.

I have always known caravans been sited in the quarry and never seen it any different up until the end of 2016 when the caravans were removed due to the ill-health of the owner, Mrs Dixon.

It was a well established, popular site and it would be lovely to see it re-instated to how it was.

Yours Sincerely